

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 5

Property ID: R22165

Property Information

property address: 409 E 26TH ST

legal description: CITY OF BRYAN, BLOCK 40, LOT 8,9,10

owner name/address: BRAZOS TRANSIT DISTRICT - A POLITICAL SUBDIVISION

504 E 27TH ST

BRYAN, TX 77803-4025

full business name:

Brazos Valley Comm. Action Agency, Inc

land use category:

Public/Semi-Public type of business: non-profit

current zoning:

C2

occupancy status:

occ

lot area (square feet):

17250

frontage along Texas Avenue (feet):

lot depth (feet):

115

sq. footage of building:

4124

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

150 ft.

Improvements

# of buildings:

1

building height (feet):

15

# of stories:

1

type of buildings (specify):

brick

building/site condition:

5

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) rear

fr=70/sr side=83/pop side=12/rear=3

approximate construction date:

accessible to the public:

☒ yes

☐ no

possible historic resource: ☐ yes ☒ no

sidewalks along Texas Avenue: ☐ yes ☒ no

N/A

other improvements: ☐ yes ☒ no (specify)

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no

☐ dilapidated ☐ abandoned ☒ in-use

# of signs:

1

type/material of sign:

brick

overall condition (specify):

good

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no

# of available off-street spaces: 15

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes:

sufficient off-street parking for existing land use: ☐ yes ☒ no

overall condition:

good, some weeds

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue**

N/A

how many: \_\_\_\_\_ curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: \_\_\_\_\_

**Outside Storage**

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? N/A ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes ☐ no

**Other Comments:**

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